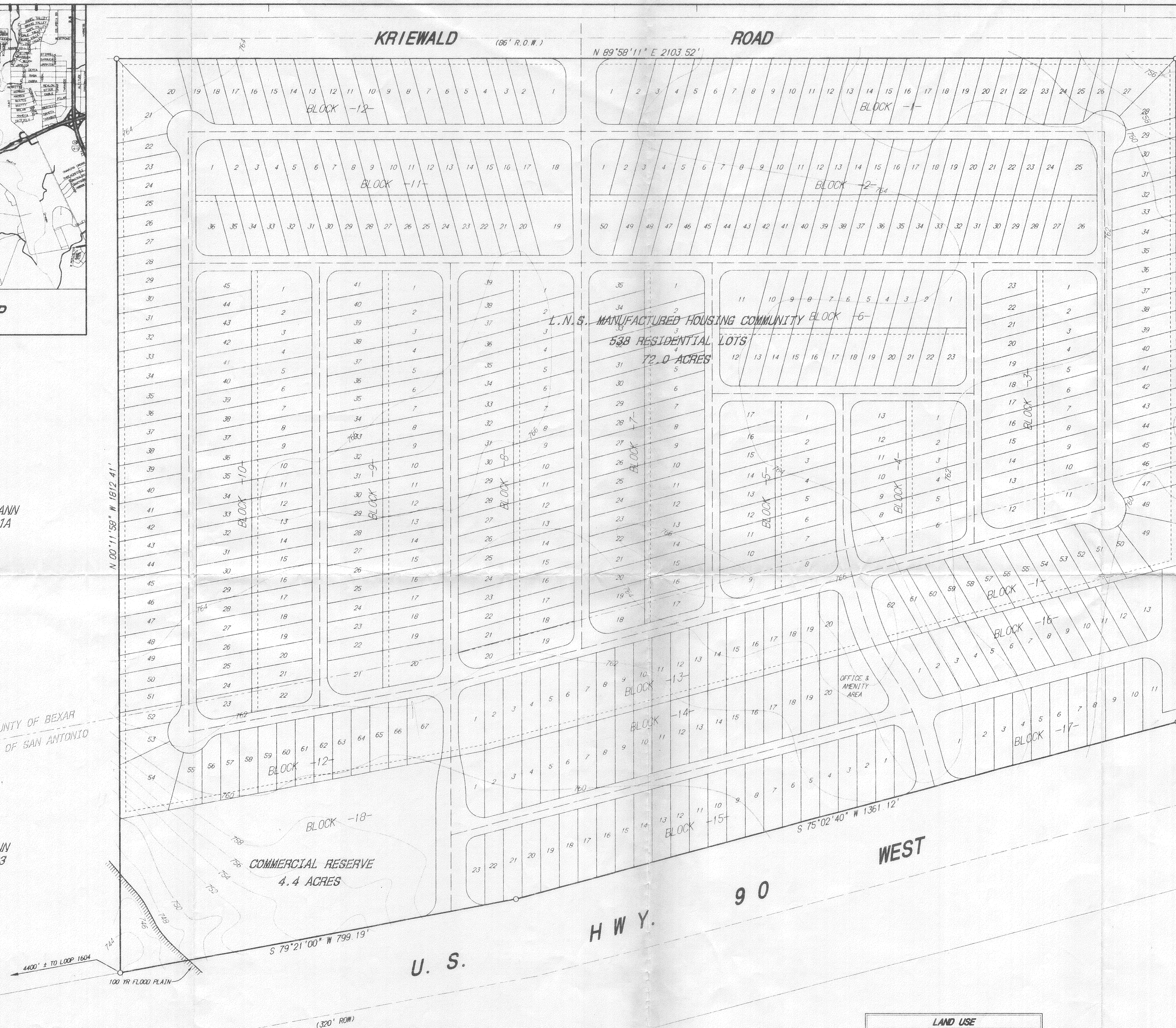




MINNIE SCHUMANN
CB 5983, P-1A
74.643 AC.

MINNIE SCHUMANN
NCB 18160, P-3
2.296 AC.



LAND USE	
DESCRIPTION	ACRES
538 SF LOTS W/ ASSOC. DRIVES*	72.0
COMMERCIAL RESERVE	4.4
TOTAL	76.4

*ALL DRIVES ARE TO BE PRIVATE AND WILL BE MAINTAINED BY THE OWNER.

Date: April 16, 1996

File # 494

Signed: _____

CMH PARKS
CB 5983 P-1A
12.208 AC.

COUNTY OF BEXAR
CITY OF SAN ANTONIO

CMH PARKS
NCB 18160, P-1A
4.732 AC.

RECEIVED
96 FEB -2 PM 3:20
DEPT. OF PLANNING
AND DEVELOPMENT
TO LOOR 410
DES DIVISION

SCALE 1" = 100'

DEVELOPER: PHIL BAKKE
1031 AUSTIN HWY.
SAN ANTONIO, TX 78209
(210) 822-1335

TOPOGRAPHIC SOURCE:
AERIAL TOPO, DATE FLOWN: UNKNOWN
(2 FT. INTERVAL FROM DIGITAL SCAN)
FLOODPLAIN SOURCE:
FEMA: FIRM PANEL 480035 0315 B, 10-16-84

BROWN ENGINEERING CO.

100 AC. ANTENALD/HMT 30

P.O.A.D.P.

EFT NO

1

durand 31 Jan 1996

beco/projects/bakke/kriewald/

DATE 01/31/98

JOE NO

499

CITY OF SAN ANTONIO

APPLICATION FOR A PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP)

Date Submitted: 1/31/96

Name of POADP: L.N.S. Manufactured Housing Community

Owner/Agent: Phil Bakke **Phone:** (210) 822-1335

Address: 1031 Austin Hwy., San Antonio, Texas **Zip code:** 78209

Engineer/Surveyor: Brown Engineering Company **Phone:** (210) 494-5511

Address: 1000 Central Pkwy N., Suite 100 **Zip code:** 78232

Existing zoning: R-A **Proposed zoning:** R-4/B-3

Texas State Plane Coordinates: X 2101115.85 Y 564733.57
(at major street entrance/main entrance)

Plat is over/within/includes: San Antonio City Limits **Yes** ☒ **No** ☐
Edwards Aquifer Recharge Zone? **Yes** ☐ **No** ☒

Land Area Being Platted:	<u>Lots</u>	<u>Acres</u>
Single-Family (SF)	<u>538</u>	<u>72.0</u>
Non-Single Family (NSF)	<u> </u>	<u> </u>
Commercial & other	<u>1</u>	<u>4.4</u>
TOTAL =	<u>539</u>	<u>76.4</u>

Print Name: Mark S. BrownSignature: *Mark S. Brown*Date: 2/21/96Tel: (210) 494-5511Fax: (210) 494-5519

Last block at bottom of page is for the person actually submitting the application. Anyone may submit an application. However, this is the person staff will contact regarding this application for clarification or additional information. Therefore, this should be your POC (point of contact).

* Note: This application must be completed fully, and typed or printed legibly, for acceptance. 9/94



CITY OF SAN ANTONIO

March 22, 1996

Mr. Mark S. Brown
Brown Engineering Company
1000 Central Parkway N., Suite 100
San Antonio, Texas 78232

Re: L.N.S. Manufactured Housing Community

POADP # 494

Dear Mr. Brown:

The City Staff Development Review Committee has reviewed your L.N.S. Manufactured Housing Community Preliminary Overall Area Development Plan # 494. The Plan has been rejected pending resolution of City limit line. The POADP have been forwarded to both the Police and Fire Department for their review.

1. It is our understanding that lots will be rented rather than sold to individuals.
2. Based on the information provided, the City limit line splits the proposed development. Staff concern is that the current location of the corporate limits will cause confusion regarding police and fire protection responsibility. If a manufactured home is on the City line, service would be provided to the portion of the home which is located within the City limits. Consequently, staff recommends that you pursue annexation, deannexation, or redesign the development, such that the city line will follow the course of an internal street, rather than on a home. This will clarify jurisdiction for emergency vehicles.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Elizabeth Carol. She may be reached at (210) 207-7900.

Sincerely,

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/EAC

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer



CITY OF SAN ANTONIO

April 16, 1996

Mr. Mark S. Brown
Brown Engineering Company
1000 Central Parkway N., Suite 100
San Antonio, Texas 78232

Re: L.N.S. Manufactured Housing Community

POADP # 494

Dear Mr. Brown:

The City Staff Development Review Committee has reviewed your L.N.S. Manufactured Housing Community Preliminary Overall Area Development Plan # 494. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience. Although your plan was accepted, please note the following:

1. It is our understanding that lots will be rented rather than sold to individuals.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Elizabeth Carol. She may be reached at 207-7900.

Sincerely,

A handwritten signature in dark ink, appearing to read "D. Pasley", written over a horizontal line.

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/EAC

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer

February 21, 1996

Mr. Tom Adame
1000 Central Parkway
N., S-100
San Antonio, Texas, 78232

Re: L.N.S. Manufactured Housing Community

POADP # 494

Mr. Adame:

The City Staff Development Review Committee has reviewed your L.N.S. Manufactured Housing Community Preliminary Overall Area Development Plan # 494. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience. Although your plan was accepted, please note the following:

1. It is our understanding that lots will be rented rather than sold to individuals.
2. Based on the information provided, the City line transverse the proposed development. Staff recommends that you pursue annexation, deannexation, or redesign the development, such that the city line will be on an internal street. This will clarify jurisdiction for emergency vehicles. If the unit remains the same the plat will be referred to the Police and Fire Department for their review.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision regulations. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Elizabeth Carol. She may be reached at (210) 207-7900, Monday through Friday, 7:45AM-04:30PM.

Sincerely,

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/EAC

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer

MEMORANDUM

TO: Rodney Hitzfelder, District Chief; Fire Department
COPIES: David W. Pasley, Director; Department of Planning; File
FROM: Elizabeth Carol, Planner II; Planning Department
SUBJECT: City limit line diving proposed development

March 27, 1996

In February, Brown Engineering Company submitted a Preliminary Overall Area Development Plan (POADP). The POADP proposed a mobile home park adjacent to U.S. 90, near Lackland Air Force Base.

Based on the information provided by the developer, the City limit line splits the proposed development. The Planning Department is concerned that the current location of the corporate limits will cause confusion regarding police and fire protection responsibility. If a manufactured home is on the City limit line, service would be provided to the portion of the home which is located within the City limits. Consequently, planning staff has recommended that the developer pursue annexation, deannexation, or redesign the development, such that the City limit line would follow the course of an internal street, rather than on a home.

As directed by the City Attorneys Office the Planning Department can not recommend denial of a plat application unless the concern regarding police and fire protection is more than mere speculation. Therefore, the Planning Department is seeking a recommendation from both the Police and Fire Department.

The Planning department would like to schedule a meeting to address City limit line, and to ensure that proper review occurs in the future. I will be contacting you shortly to corrdinate a meeting.

If you have any questions, or concerns about the issues raised here, please call me at 207-7912.



Elizabeth Carol
Planner II
Planning Department

attachments:
L.N.S. POADP
Legal opinion regardingg City limit line

MEMORANDUM

TO: Sgt. Eddie Pinchback; Research and Planning
COPIES: David W. Pasley, Director; Department of Planning; File
FROM: Elizabeth Carol, Planner II; Planning Department
SUBJECT: City limit line diving proposed development

March 27, 1996

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Elizabeth Carol
Planner II
Planning Department

attachments:
L.N.S. POADP
Legal opinion regardingg City limit line

**CITY OF SAN ANTONIO
CITY ATTORNEY'S OFFICE
Development and Financial Services**

Interdepartmental Correspondence Sheet

TO: Roy Ramos, Annexation Coordinator, Planning Department
FROM: Habib H. Erkan, Jr., Assistant City Attorney
COPY TO: File
SUBJECT: 76 Acre Kriewald/Hwy 90 P.O.A.D.P.

DATE: April 18, 1996

You have requested an opinion from our office regarding whether certain property may be disannexed from the City. The property in question is part of the Cory & Philip Bakke 76 acre Kriewald/Hwy 90 P.O.A.D.P. The developers have proposed placing a manufactured housing community on the property. You are concerned because City limit lines cut through proposed lots which would cause confusion regarding City/County jurisdiction.

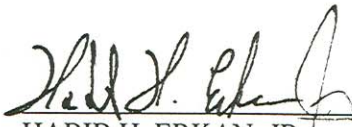
To resolve this matter you may wish to explore annexing the P.O.A.D.P. property that is outside of the City's corporate limits.¹ If, due to the unavailability of police and fire protection, that is not a viable solution, then disannexation is an option.

Section 43.142 of the Local Gov't Code provides:

A home-rule municipality may disannex an area in the municipality according to the rules as may be provided by charter of the municipality and not inconsistent with the procedural rules prescribed by this chapter.

Although the City's charter does not specifically address disannexation, section 3 paragraph 2 provides in relevant part that [t]he City shall have power, by ordinance, to fix and change the bounds and limits of the City" In accordance with the Charter provision, the disannexation ordinance would upon introduction be required to be published one time prior to its final passage in a daily newspaper and the ordinance cannot be finally passed until at least 30 days have elapsed after publication.

In addition, you asked whether section 43.147 of the Local Gov't Code would be applicable in this instance. The section would not apply so long as the City did not include Hwy 90 as part of the disannexation.



HABIB H. ERKAN, JR.
Assistant City Attorney

¹ The City does not have the authority to apply its building and safety standards to property in its ETJ to the extent allowable within the City's corporate limits.

CITY OF SAN ANTONIO
CITY ATTORNEY'S OFFICE

Interdepartmental Correspondence Sheet

RECEIVED

95 OCT 25 AM 9:42

TO: Edward Guzman, Senior Planner, Department of Planning

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

FROM: Development and Financial Services, City Attorney's Office

COPY TO: Rick Vasquez, Planning Manager; David Pasley, Director of Planning; File

SUBJECT: Plat # 950083, Subdivision Plat of Crownridge Commercial Unit-2

DATE: October 24, 1995

Pursuant to a written request dated October 20, 1995, and subsequent telephone conversations, you have requested a legal opinion regarding the following issues:

- 1. May staff recommend disapproval of the plat based on the city limits splitting the proposed lot, which could cause confusion regarding police and fire protection and city services limits, and ask the applicant to initiate annexation of the entire lot to eliminate the existing situation; and*
- 2. may the staff recommend approval of the plat with the condition that the Planning Commission asks City Council to initiate annexation to eliminate the existing situation.*

Addressing your first inquiry, it is appropriate that staff, when making its recommendation, and the Planning Commission, when considering the plat application, consider whether or not adequate police and fire protection, as well as other indispensable services, are available. One of the purposes of the statute on plats, is to protect future development from inadequate police and fire protection. Lacy v. Hoff, 633 S.W.2d 605, 609 (Tex. App. - Houston [14 District] 1982, writ ref'd n.r.e.). However, it must be kept in mind that the Planning Commission is required to approve a plat that complies with the state requirements and the Uniform Development Code.

Consequently, staff should not recommend denial of the plat applications unless the concern regarding police and fire protection is more than mere speculation. In order to make a determination it would be appropriate to seek input from the City's police and fire departments and the corresponding County agencies.

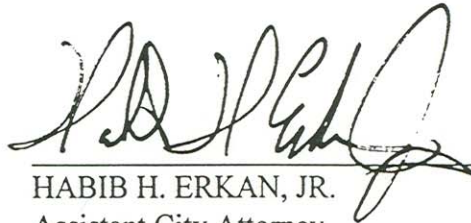
In response to your second inquiry, staff could certainly request that the Planning Department recommend that City Council initiate annexation of the lot in question. However, approval of the

October 24, 1995

plat could not be predicated on the annexation actually taking place. See Rhodes v. Shapiro, 494 S.W.2d 248, 250 (Tex. Civ. App. - Waco 1973, writ ref'd n.r.e.).

In conclusion, staff can and should recommend disapproval of a plat if adequate fire or police protection, or other indispensable services are not available. However, the determination that the services are not available must be based on more than mere speculation. The Planning Department may also recommend to Council that the lot be annexed. However, approval of the plat cannot be predicated on the annexation.

If you have further questions regarding this matter, please do not hesitate to contact our office.



HABIB H. ERKAN, JR.

Assistant City Attorney



STEVEN W. ARRONGE

Division Chief

HHE:SWA:dd

David Pasley - PIng

From: Rodney Hitzfelder - Fire
To: Elizabeth Carol - PIng; David Pasley - PIng
Subject: City Limit Line Dividing Proposed Development
Date: Wednesday, April 03, 1996 1:56PM

In regard to the Preliminary Overall Area Development Plan as proposed for a mobile home park adjacent to U. S 90, near Air Force Base:

The San Antonio Fire Department is faced with several other situations similar to the one proposed. In each of those situations, problems generally arise in providing emergency services. While it is true that once our firefighting crews arrive at the scene of an emergency they will not abandon a situation until the proper responding jurisdictions resources are in place, this often creates the problem of dissimilar services with little or no communications abilities have to work together efficiently.

The area of greatest concern, however, is in properly dispatching the appropriate jurisdictions services initially. Any delays due to confusion over boundaries will only impede emergency service response.

As previously stated, while faced with similar situations in other areas, the San Antonio Fire Department would not wish to approve creation of additional problematic areas.

**SAN ANTONIO POLICE DEPARTMENT
INTEROFFICE CORRESPONDENCE**

April 16, 1996

To: David W. Pasley, Director, Department of Planning
From: Lt. Ralph Tovar, Research and Planning Unit
Copies to: File
Subject: City Limit Line Dividing Proposed Development

In accordance with your request, the Research and Planning Unit has reviewed the Preliminary Overall Area Development Plan (POADP) for the mobile home park near Lackland Air Force Base.

Based on the information provided, the Police Department recommends that; (1) the area currently inside the city limits be deannexed, or (2) the entire area should be annexed. The timely and appropriate response to calls for police service is of paramount importance to the Police Department. In the current configuration our officers could certainly be confused in responding to calls in the area because they cannot immediately determine where the city limit line is.

The attached Uniform Crime Reports (UCR) are provided for your review. The selected reporting areas are those inside the city limits adjacent to or near the proposed mobile home park.

If you should have any question regarding this matter, please feel free to contact me at 207-7615.

R.V. Tovar

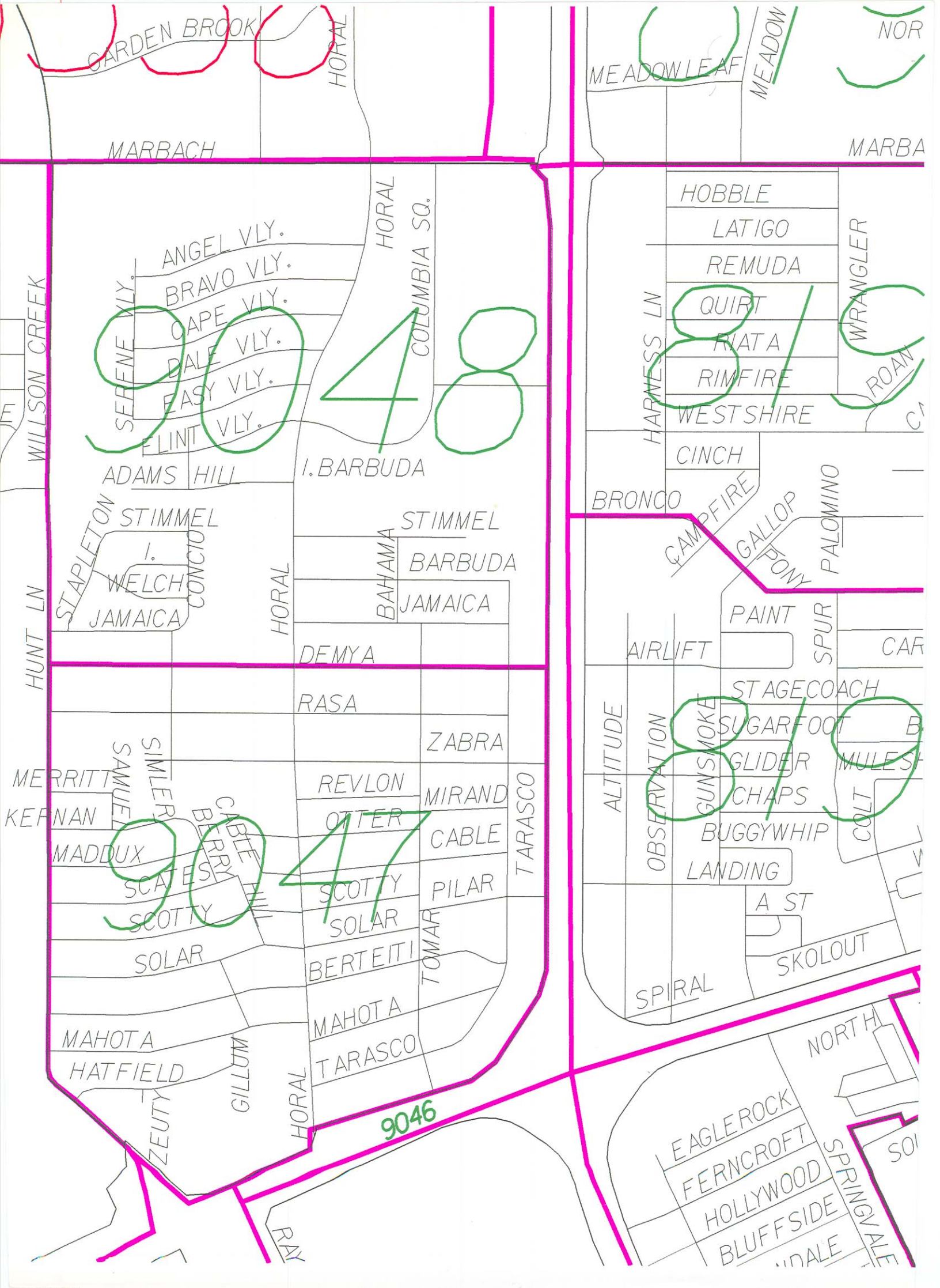
Lt. Ralph Tovar, Director
Research and Planning Unit

Attachments-3

1-UCR

2-maps

7090



**Reported Crime by Uniform Crime Report Categories
By Reporting Area for 1995**

REPORTING AREA	PART I OFFENSE	PART II OFFENSE	TOTAL	MURDER	SEX ASSLT	ROBBERY	ASSLT	BURGLARY	RESDNTL	NON- RESDNTL	LARCENY	AUTO	ARSON
5562	94	61	155	1	1	0	10	38	35	3	35	9	0
5563	0	1	1	0	0	0	0	0	0	0	0	0	0
7088	49	23	72	0	2	2	13	8	7	1	20	3	1
7089	49	13	62	0	0	3	4	10	9	1	29	3	0
7090	0	0	0	0	0	0	0	0	0	0	0	0	0
9046	3	1	4	0	0	0	1	0	0	0	2	0	0
9047	195	104	299	0	2	1	44	61	39	22	74	12	1

The above figures represent reported crime as determined by the police officer at the scene.

Offense classification may change upon further investigation.

Part I offenses are those listed. Part II offenses are usually misdemeanors. Assaults include simple assaults.

Burglary is the sum of residential and non-residential



metropolitan planning organization

Councilman Howard W. Peak, *Chairman*
Commissioner Mike Novak, *Vice Chairman*
Janet A. Kennison, *Administrator*

MEMORANDUM

April 18, 1996

TO: All Members, Transportation Steering Committee

FROM: Janet A. Kennison, Administrator

SUBJECT: Addendum to Agenda for April 22, 1996

ADDENDUM

11a. DISCUSSION AND APPROPRIATE ACTION ON GENERAL TRANSPORTATION PLANNING FUND PROPOSALS

PURPOSE:

To select a project proposal for possible funding through the General Transportation Planning Fund (GTPF) program.

ISSUE:

On April 5, 1996, the Texas Department of Transportation (TxDOT) issued a call for projects for the GTPF program. There is approximately \$280,000 available for this cycle. Only one submittal per MPO is permitted. We anticipate as many as four (4) possible projects from the San Antonio area. These candidates will be presented at your April 22, 1996 meeting.

ACTION REQUESTED:

Authorize the MPO Administrator to forward to TxDOT one (1) project for the General Transportation Planning Fund program.

Texas Department of Transportation

P.O. BOX 5051 • AUSTIN, TEXAS 78763-5051 • (512) 465-7346
April 5, 1995

FY 1996 Unified Planning Work Program (UPWP)
FHWA Planning Funds Unobligated Balance
General Transportation Planning Fund (GTPF) Project Call

File TPP(I)
(512) 465-7466

TO ALL METROPOLITAN PLANNING ORGANIZATIONS (MPOs)

Now that all of the FY 1995 final bills have been received and verified, the exact amount of programmable funding for the FY 1996 UPWP can be determined. The attached worksheet details the final FY 1996 FHWA Allocation, how much each MPO contributed to the GTPF, and the unobligated balance for each area.

As stated in previous correspondence, the differing state cash match rates for FY 1995 (20%) and FY 1996 (10%) have complicated calculations. If you are planning to revise your UPWP and want to program an amount that is less than the unobligated balance, please call Roger Beall at (512) 467-5957 and he will provide the appropriate funding breakdown.

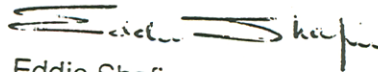
With this letter, we are requesting candidate projects to be funded with the GTPF. We encourage you to submit a unique planning project that is not part of your normal tasks. This type of project will be considered for funding before others.

There is approximately \$280,000 available for projects. A 20% local match is required to receive these funds. Because of the relatively small amount of funds, we are limiting the number of projects submitted to one per MPO. Also, the proposed project cannot request more than \$280,000 of GTPF, however total project cost can be greater if you wish to use your unobligated balance or use more than the required 20% local match to fund the difference. If your project is selected, the UPWP must be revised to include it.

The attached form is to be used for GTPF project submission. Projects should be submitted to this office through your district office by **May 1, 1996**. Project submission received after this date and/or not using the attached format will not be considered.

As a reminder, draft FY 1997 UPWPs are due **June 1, 1996** with the final (approved by the policy board) due **August 1, 1996**. If you have any questions, please contact your Field Representative.

Sincerely,



Eddie Shafie
Metropolitan Planning Manager

RB
Attachments

cc: Robert Cuellar, P.E.
Alvin R. Luedecke, Jr., P.E.
All Study Offices
Public Transportation Division
Federal Highway Administration



BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

RECEIVED

96 FEB -2 PM 3:20

TO: CITY PLANNING DEPT.
114 W. COMMERCE
S.A., TX 78205
(210) 207-4441

DATE <u>2/2/96</u>	JOB NO <u>264-002-00</u>
ATTENTION <u>EDWARD GUZMAN</u>	
RE: <u>POAD.P. FILING OF 76[±]</u> <u>ACRE TRACT @ KRIEWALD</u> <u>& HWY 90</u>	

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via REG. PICK UP the following items:

- ☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
	<u>2/2</u>	<u>6</u>	<u>P.O.A.D.P. TO BE FILED</u>
			<u>2/2</u>
			<u>POADP for review</u>

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☒ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19 _____ ☐ PRINTS RETURNED AFTER LOAN TO US.

REMARKS _____

2 Application

Tom Adame

COPY TO _____

SIGNED Edward A. Hacker



ELIZABETH CAROL

Manufactured Housing Co.

72 acres residential

4.4 acres commercial

76.4 acres total

Zoned - Temp R-1



ELIZABETH CAROL

Annexationing area

cover w/ resources

would cause problems

w/ equipment

communication

+ response time

of calls for area

1. de annex
2. annexation.